ATTACHMENT 1

PROPOSED

CHINATOWN
PROPERTY & BUSINESS IMPROVEMENT DISTRICT

ASSESSMENT ENGINEER'S REPORT

Being Proposed for a 5-Year Term Pursuant to
California Streets and Highways Code Section 36600 et seq.
Property & Business Improvement District Act of 1994, as amended

Prepared by
Edward V. Henning
California Registered Professional Engineer # 26549
Edward Henning & Associates

AUGUST 4, 2020 - FINAL

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ASSESSMENT ENGINEER'S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the Chinatown Property & Business Improvement District ("CTPBID") being proposed for a five (5) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



RPE #26549 **August 4, 2020**

Edward V. Henning Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

This report serves as the "detailed engineer's report" required by Section 4(b) of Article XIIID of the California Constitution (Proposition 218) to support the benefit property assessments to be levied within the proposed CTPBID in the City of Los Angeles, California being proposed for a five (5) year term. The discussion and analysis contained within this Report constitutes the required "nexus" of rationale between assessment amounts levied and special benefits conferred on real properties within the proposed CTPBID.

Background

The CTPBID is a is a property-based benefit assessment district being proposed for a five (5) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the "Act"). Due to the benefit assessment nature of assessments levied within a property and business improvement district ("PBID"), district costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special benefit each property is expected to derive from the programs, activities and improvements funded by assessments levied. Within the Act, frequent references are made to the concept of relative "benefit" received from PBID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from PBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

Supplemental Article XIIID Section 4(b) California Constitution
Proposition 218 Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the CTPBID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were "chaptered" into law as Article XIIID Section 4(b) of the California Constitution.

Since Article XIIID provisions will affect all subsequent calculations to be made in the final assessment formula for the CTPBID, these supplemental requirements will be taken into account. The key provisions of Article XIIID along with a description of how the CTPBID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

Finding 1. From Section 4(a): "Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed"

Setting

The proposed CTPBID is in the core of the Historic Chinatown community, just north of Downtown Los Angeles. The CTPBID encompasses approximately 34 blocks with 410 identified assessed parcels. The key streets that make up the CTPBID area include North Hill Street, North Broadway, North Spring Street, North Alameda Street, Yale Street, W. College, and Ord Street.

General Boundary Description

The district is defined with its western edge being the 110 freeway with three parcels included just west of the 110 freeway at Figueroa Terrace and W. College Street. On its eastern edge, with parcels on the east side of North Alameda Street/North Spring Street from Cesar Chavez Avenue on the south to Sotello Street on the north. On the south, all of the parcels fronting along the south side of Ord Street from North Hill to North Spring Street, and then running south one block to Cesar Chavez Avenue and ending including the parcels on the north west and north east intersection of North Alameda and Cesar Chavez Avenue. On the north at Bernard Street including the parcels on both sides of Bernard from North Hill Street to North Broadway. A list of all parcels included in the proposed CTPBID is shown as Appendix 1, attached to this Report with their respective Los Angeles County assessor parcel number. The boundary of the proposed CTPBID and benefit zones and parcels within it are shown on the map of the CTPBID attached as Appendix 2 to this Report.

Detailed Boundary Description

On the west, commencing at the most northwestern boundary beginning on the south east side of the intersection of Figueroa Terrace and College Street, east including the parcels 5406-028-013, 5406-028-087, 5406-028-088, running to the east side of the 110 freeway. The western boundaries include the parcels on the south side of College Street between the 110 freeway east to Cleveland Street, , heading southward to include the parcels on the east side of Cleveland Street from College Street to Ord Street, including the parcels on the south side of Ord Street between City of Los Angeles Chinatown Public Library and Hill Place parcel (5407-025-008), which shall represent the southwestern most corner of the district boundaries. The western boundaries conclude by running northeasterly from the intersection of the 110 freeway and College Street including all of the parcels abutting to the 110 freeway to the intersection of Hill Street and the 110 freeway.

On the north, commencing at the intersection of Hill Street and the 110 freeway heading eastward from the intersection of Hill Street and Bernard Street including all of the parcels on the north side of Bernard Street between Hill Street on the west and North Broadway on the east, include parcels 5414-017-028 on the west to 5414-017-001 on the east. The northern boundary continues eastward to cross North Broadway to include the northern border of parcel 5414-015 008 on the east side of North Broadway and continues along the east side of the parcels fronting on North Broadway down to parcel 5414-015-010. The final leg of the northern boundary of the proposed district includes the northern border of parcel number 5414-014-001.

On the east, commencing from the southeastern corner of the intersection of Sotello Street and North Spring Street running southward including all of the parcels that abut the east side of North Spring

Street/North Main Street/N. Alameda Street the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409 -015-027), the Terminal Annex site.

On the south, commencing at the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-027), running westward including all parcels fronting along the north side of Cesar E. Chavez Avenue from the intersection of N. Alameda Street and Cesar E. Chavez Avenue to the parcel at the northeastern corner of the intersection of Cesar E. Chavez Avenue and N. Spring Street, (parcel # 5408-013-013). Running northward along the east side of N. Spring Street and then continuing to the parcel at the southwestern corner of N. Spring Street and Ord Street (parcel # 5408-014-018). Running westward along the south side of Ord Street to the parcel at the southeastern corner of the intersection of Ord Street and Hill Place (parcel # 5407-025-008).

Boundary Rationale

The Chinatown PBID boundaries are comprised of the commercial core parcels where the main historic economic activity of Chinatown is centered. The commercial parcels include mixed use, institutional, retail, restaurant, public spaces, warehouses, grocery stores, parking lots, financial institutions and a variety of other neighborhood serving uses. Chinatown is surrounded by key historic districts (Olvera Street, Chavez Ravine) and natural barriers including Olvera Street and County properties on the south, Highway 110 on the west, North Main and North Spring Streets as well as the State Park on the east and the historic St. Peters Catholic Church on the north.

Benefit Zones

There are three benefit zones within the proposed CTPBID. The CTPBID benefit zones and parcels within them are shown on the map of the CTPBID attached as Appendix 2 to this Report.

Benefit Zone Description and Rationale

Benefit Zone 1 represents all parcels within the core commercial zone of the CTPBID, or all parcels that front along North Broadway, or whose center of activity is on North Broadway (including if they run from one block to an adjacent block). This is the historical center of Chinatown, based upon the growth of Central Plaza at the northern end of North Broadway. North Broadway is the key street coming out of Downtown and linking Chinatown between Downtown and the Golden State Freeway and Lincoln Heights. The parcels along North Broadway will derive the greatest benefit from the highest frequency of sidewalk operations and district identity/placemaking special benefit services in the proposed CTPBID since they are in the historic core of Chinatown, have the most foot traffic and shall receive the most attention from any special events or activities of the proposed CTPBID.

Benefit Zone 1 parcels shall be assessed the highest rate in the proposed CTPBID on the basis of linear street frontage, land area and building area in order to fund all special benefit CTPBID funded programs, activities and improvements, including Sidewalk Operations, District Identity/Placemaking and Administration Services. Therefore, frequent cleaning services are required to mitigate this impact and most, if not all special events, benefit individual parcels since the key public gathering places are to be found in this Benefit Zone.

Benefit Zone 2 parcels are located in the immediate periphery of North Broadway and Zone 1 and its

boundary lines, are in general, individual parcels which front along New High Street, North Spring Street, North Hill Street, Alpine Street, and along Ord Street. These parcels are designated as Benefit Zone 2 since they receive the same enhanced special benefits relative to Zone 1, however their sidewalks do not receive the same intensity of pedestrian and retail use, so services may be applied at a lower frequency on a daily basis. Zone 2 parcels include predominantly non-retail land uses including ecumenical, residential, commercial, parking lots and manufacturing and will benefit proportionately from the district identity/placemaking and programs.

Benefit Zone 3 parcels will derive special benefit, but at a lower frequency than those in Benefit Zones 1 and 2. Regular sidewalk operation services shall be allocated to these parcels at a frequency less than Zones 1 and 2 and are found on the outer boundary of the proposed CTPBID. These parcels which are located west of the 110 freeway, along the west side Yale Street (south of College Street) and along the east side of Alameda Street/North Main and North Spring Streets up to the south side of Sotello Street, will have sidewalk operations services allocated at a frequency less than that of Zones 1 and 2 and will not pay for nor derive special benefit from the district identity/placemaking CTPBID programs and improvements. These individual parcels include 12 publicly owned parcels owned by the LA Unified School district as well as the County and City of Los Angeles and will only pay their proportionate costs of sidewalk operations and related administration special benefit services.

A list of all parcels included in the proposed CTPBID is shown as Appendix 1, attached to this Report identified by their respective Los Angeles County assessor parcel number and common street address. The boundary of the proposed CTPBID is shown on the map of the proposed CTPBID attached as Appendix 2 to this Report.

All parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in the Management District Plan. All CTPBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the CTPBID boundaries and none will be provided outside of the CTPBID. Each assessed parcel within the CTPBID will proportionately specially benefit from the CTPBID funded programs and services (i.e. sidewalk operations, district identity/placemaking and administration services). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment viability of individually assessed parcels and businesses on them within the CTPBID. The CTPBID confers special benefits on each and every individually assessed parcel by reducing litter and debris, improving aesthetics and marketing goods and services available from assessed parcels and the businesses on them within the CTPBID, all considered necessary in a competitive properly managed business district. All CTPBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed CTPBID.

The CTPBID includes 410 parcels, all of which are identified as assessable by this Assessment Engineer within three Benefit Zones and which are listed in the Assessment Roll included as Appendix 1. The CTPBID Boundary Map is included as Appendix 2.

Finding 2. From Section 4(a): "Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. "

QUANTITATIVE BENEFIT ANALYSIS

As stipulated in Article XIIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a "general benefit" is hereby defined as: "A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied". "Special benefit" as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

The property uses within the boundaries of the CTPBID that will receive special benefits from CTPBID funded programs and services are currently mixed use, institutional, retail, restaurant, public spaces, warehouses, grocery stores, parking lots, financial institutions and a variety of other neighborhood serving uses. Services, programs and improvements provided and funded by the CTPBID (i.e. sidewalk operations, district identity/placemaking and administration services) are primarily designed to provide special benefits to identified assessed parcels and the array of land uses within the boundaries of the CTPBID as described in the Work Plan Details starting on page 12 of this Report.

The proposed CTPBID programs, improvements and services and Year 1 – 2021 budget allocations are shown in the Table below:

Year 1 – 2021 CTPBID Special Benefit Budget (Assessment Revenue Only)

BENEFIT ZONE	SIDEWALK OPERATIONS	DISTRICT IDENTITY & PLACEMAKING	ADMINISTRATION SERVICES	TOTAL
%	59.7624%	19.9208%	20.3168%	100.00%
1	$372,891	$124,297	$126,768	$623,956
2	$677,442	$225,814	$230,302	$1,133,558
3	$149,667	$49,889	$50,881	$250,437
TOTAL	$1,200,000	$400,000	$407,951	$2,007,951

The special benefits conferred on assessed parcels within the CTPBID are particular and distinct to each and every identified assessed parcel within the CTPBID and are not provided to non-assessed parcels outside of the CTPBID. These programs, services and improvements will only be provided to each individual assessed parcel within the CTPBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the CTPBID, the very nature of the purpose of this CTPBID is to fund supplemental programs, services and improvements to assessed parcels within the CTPBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these programs and services. All benefits derived from the

assessments to be levied on assessed parcels within the CTPBID are for services, programs and improvements directly benefiting each individual assessed parcel within the CTPBID. No CTPBID funded services, activities or programs will be provided outside of the CTPBID boundaries.

While every attempt is made to provide CTPBID services and programs to confer benefits only to those identified assessed parcels within the CTPBID, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the CTPBID, or "spillover" onto parcels surrounding the CTPBID, or to the public at large who might be passing through the CTPBID with no intention of transacting business within the CTPBID or interest in the CTPBID itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

(1) The parcel by parcel allocation method
(2) The program/activity line item allocation method, and
(3) The composite district overlay determinant method.

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, (Article XIIID Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the CTPBID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the CTPBID, general benefit to the public at large within the CTPBID and general benefit to parcels outside the CTPBID.

General Benefit – Assessed Parcels within CTPBID

CTPBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed CTPBID parcels and are only provided for the special benefit to each and every assessed parcel within the CTPBID. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on assessed parcels within the CTPBID are distinct and special but in the case of the CTPBID, it is projected that there are 0.25% general benefits conferred on these assessed parcels. This high ratio of special benefits to general benefits is because the CTPBID funded programs and services are specially geared to the unique needs of each assessed parcel within the CTPBID and are directed specially only to these assessed parcels within the CTPBID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the CTPBID as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on assessed parcels within the CTPBID equates to $5,020 or (.25% x $2,007,951).

General Benefit – Public At Large

While the CTPBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed CTPBID properties and are only provided for the special benefit to each and every assessed parcel within the CTPBID, these CTPBID funded programs may also provide an incidental general benefit to the public at large within the CTPBID. Assessment Engineering experience in California has found that generally well over 95% of people moving about within CTPBID boundaries are engaged in business related to assessed parcels and businesses contained on them within the CTPBID, while the public at large "just passing through" is typically much less than 5%. Based on this experience curve and the focused nature of the proposed CTPBID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that general benefit factors for each of the CTPBID funded special benefit program element costs that might provide an immediate general benefit to the public at large are as shown in the Table below. These factors are applied to each program element costs in order to compute the dollar and percent value of general benefits to the public at large. The total dollar value of this general benefit type equates to $22,040 as delineated in the following Table:

GENERAL BENEFITS TO "PUBLIC AT LARGE"

	A	B	C	E
Program Element	**Dollar Allocation**	**General Benefit Percent**	**General Benefit Factor**	**General Benefit Value (A x C)**
SIDEWALK OPERATIONS	$1,200,000	1.50%	0.0150	$18,000
DISTRICT IDENTITY & PLACEMAKING	$400,000	0.50%	0.0050	$2,000
ADMINISTRATION SERVICES	$407,951	0.50%	0.0050	$2,040
TOTAL	$2,007,951			$22,040

Spillover General Benefits to Parcels Outside of CTPBID

While CTPBID programs and services will not be provided directly to parcels outside the CTPBID boundaries, it is reasonable to conclude that CTPBID services may confer an indirect general benefit on parcels immediately adjacent to the CTPBID boundaries. An inventory of the CTPBID boundaries finds that the CTPBID is surrounded by 82 parcels. Of these 82 parcels, 27 are zoned commercial and 55 are zoned residential or have residential uses on them. There are no non-identified (i.e. not assessed) exempt parcels within the proposed CTPBID.

The 82 parcels outside the CTPBID boundaries adjacent to or across streets or alleys from assessed parcels within the CTPBID can reasonably be assumed to receive some indirect general benefit as a result of CTPBID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 410 identified assessed parcels within the CTPBID; a benefit factor of 0.05 be attributed to general benefits conferred on the 27 commercial zoned and used parcels adjacent to or across a street or alley from the proposed CTPBID; and a benefit factor of 0.005 be attributed to general benefits conferred on the 55 residential zoned or used parcels adjacent to or across a street or alley from the proposed CTPBID. The cumulative dollar value of this general benefit type equates to $7,983 ($6,612 + $1,371) as delineated in the Table below.

"Spillover" General Benefits

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Identified Assessed Parcels in District	410	1.000	410.00	99.6040%	$2,007,951
Commercial Parcels Outside District	27	0.050	1.35	0.3280%	$6,612
Other Parcels Outside District	55	0.005	0.28	0.0680%	$1,371
TOTAL			411.63	100.00%	$2,015,934

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the CTPBID, the public at large and parcels outside the CTPBID equates to $35,043 ($5,020 + $22,040 + $7,983) or 1.7153 %. For the purposes of this benefit analysis, the general benefit value of 1.7153% will be conservatively rounded up to 2% or $40,979. This leaves a value of 98 % assigned to special benefit related costs. The general benefit value of $40,979 when added to the special benefit value of $2,007,951 (Year 1 –2021 assessments) equates to a total Year 1 – 2021 program benefit value of $2,048,930. Remaining costs that are attributed to general benefits, will need to be derived from other sources.

The program cost allocations (special benefits) of the CTPBID assessment revenues for Year 1 (2021) are shown in the Table on page 15 of this Report. The projected program cost allocations (special benefits) of the CTPBID assessment revenues for the 5-year CTPBID term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on pages 16 of this Report.

A breakdown of projected special and general benefits for each year of the 5-year renewal term, assuming a 5% maximum annual assessment rate increase is shown in the following Table:

5-Year Special + General Benefits
(Assumes max of 5% Annual Rate Increase)

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 1 - 2021	1	SIDEWALK OPERATIONS	$372,891	$7,610	$380,501	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$124,297	$2,537	$126,834	19.9208%
		ADMINISTRATION SERVICES	$126,768	$2,587	$129,355	20.3168%
		SUBTOTAL	$623,956	$12,734	$636,690	100.00%
	2	SIDEWALK OPERATIONS	$677,442	$13,825	$691,267	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$225,814	$4,608	$230,422	19.9208%
		ADMINISTRATION SERVICES	$230,302	$4,700	$235,002	20.3168%
		SUBTOTAL	$1,133,558	$23,134	$1,156,692	100.00%

	3	SIDEWALK OPERATIONS	$149,667	$3,054	$152,721	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$49,889	$1,018	$50,907	19.9208%
		ADMINISTRATION SERVICES	$50,881	$1,038	$51,919	20.3168%
		SUBTOTAL	$250,437	$5,111	$255,548	100.00%
	1,2,3	SIDEWALK OPERATIONS	$1,200,000	$24,489	$1,224,489	59.7624%
	1,2,3	DISTRICT IDENTITY & PLACEMAKING	$400,000	$8,163	$408,163	19.9208%
	1,2,3	ADMINISTRATION SERVICES	$407,951	$8,325	$416,276	20.3168%
		TOTAL YEAR 1 - 2021	**$2,007,951**	**$40,979**	**$2,048,930**	**100.00%**
YR	**ZONE**	**PROGRAM CATEGORY**	**SPECIAL BENEFITS**	**GENERAL BENEFITS**	**TOTAL BENEFITS**	**% OF TOTAL**
YR 2 - 2022	1	SIDEWALK OPERATIONS	$391,536	$7,991	$399,527	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$130,512	$2,664	$133,176	19.9208%
		ADMINISTRATION SERVICES	$133,106	$2,716	$135,822	20.3168%
		SUBTOTAL	$655,154	$13,371	$668,525	100.00%
	2	SIDEWALK OPERATIONS	$711,314	$14,516	$725,830	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$237,105	$4,838	$241,943	19.9208%
		ADMINISTRATION SERVICES	$241,817	$4,935	$246,752	20.3168%
		SUBTOTAL	$1,190,236	$24,289	$1,214,525	100.00%
	3	SIDEWALK OPERATIONS	$157,150	$3,207	$160,357	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$52,383	$1,069	$53,452	19.9208%
		ADMINISTRATION SERVICES	$53,425	$1,090	$54,515	20.3168%
		SUBTOTAL	$262,958	$5,366	$268,324	100.00%
	1,2,3	SIDEWALK OPERATIONS	$1,260,000	$25,714	$1,285,714	59.7624%
	1,2,3	DISTRICT IDENTITY & PLACEMAKING	$420,000	$8,571	$428,571	19.9208%
	1,2,3	ADMINISTRATION SERVICES	$428,348	$8,741	$437,089	20.3168%
		TOTAL YEAR 2 - 2022	**$2,108,348**	**$43,026**	**$2,151,374**	**100.00%**
YR	**ZONE**	**PROGRAM CATEGORY**	**SPECIAL BENEFITS**	**GENERAL BENEFITS**	**TOTAL BENEFITS**	**% OF TOTAL**
YR 3 - 2023	1	SIDEWALK OPERATIONS	$411,113	$8,391	$419,504	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$137,038	$2,797	$139,835	19.9208%
		ADMINISTRATION SERVICES	$139,761	$2,852	$142,613	20.3168%
		SUBTOTAL	$687,912	$14,040	$701,952	100.00%
	2	SIDEWALK OPERATIONS	$746,880	$15,242	$762,122	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$248,960	$5,080	$254,040	19.9208%
		ADMINISTRATION SERVICES	$253,908	$5,182	$259,090	20.3168%
		SUBTOTAL	$1,249,748	$25,504	$1,275,252	100.00%
	3	SIDEWALK OPERATIONS	$165,008	$3,367	$168,375	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$55,002	$1,122	$56,124	19.9208%
		ADMINISTRATION SERVICES	$56,096	$1,145	$57,241	20.3168%
		SUBTOTAL	$276,106	$5,634	$281,740	100.00%

	1,2,3	SIDEWALK OPERATIONS	$1,323,001	$27,000	$1,350,001	59.7624%
	1,2,3	DISTRICT IDENTITY & PLACEMAKING	$441,000	$8,999	$449,999	19.9208%
	1,2,3	ADMINISTRATION SERVICES	$449,765	$9,179	$458,944	20.3168%
		TOTAL YEAR 3 - 2023	**$2,213,766**	**$45,178**	**$2,258,944**	100.00%
YR	**ZONE**	**PROGRAM CATEGORY**	**SPECIAL BENEFITS**	**GENERAL BENEFITS**	**TOTAL BENEFITS**	**% OF TOTAL**
YR 4 - 2024	1	SIDEWALK OPERATIONS	$431,669	$8,811	$440,480	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$143,890	$2,937	$146,827	19.9208%
		ADMINISTRATION SERVICES	$146,749	$2,995	$149,744	20.3168%
		SUBTOTAL	$722,308	$14,743	$737,051	100.00%
	2	SIDEWALK OPERATIONS	$784,224	$16,004	$800,228	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$261,408	$5,334	$266,742	19.9208%
		ADMINISTRATION SERVICES	$266,603	$5,441	$272,044	20.3168%
		SUBTOTAL	$1,312,235	$26,779	$1,339,014	100.00%
	3	SIDEWALK OPERATIONS	$173,258	$3,535	$176,793	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$57,752	$1,178	$58,930	19.9208%
		ADMINISTRATION SERVICES	$58,901	$1,202	$60,103	20.3168%
		SUBTOTAL	$289,911	$5,915	$295,826	100.00%
	1,2,3	SIDEWALK OPERATIONS	$1,389,151	$28,350	$1,417,501	59.7624%
	1,2,3	DISTRICT IDENTITY & PLACEMAKING	$463,050	$9,449	$472,499	19.9208%
	1,2,3	ADMINISTRATION SERVICES	$472,253	$9,638	$481,891	20.3168%
		TOTAL YEAR 4 - 2024	**$2,324,454**	**$47,437**	**$2,371,891**	100.00%
YR	**ZONE**	**PROGRAM CATEGORY**	**SPECIAL BENEFITS**	**GENERAL BENEFITS**	**TOTAL BENEFITS**	**% OF TOTAL**
YR 5 - 2025	1	SIDEWALK OPERATIONS	$453,252	$9,252	$462,504	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$151,085	$3,084	$154,169	19.9208%
		ADMINISTRATION SERVICES	$154,086	$3,145	$157,231	20.3168%
		SUBTOTAL	$758,423	$15,481	$773,904	100.00%
	2	SIDEWALK OPERATIONS	$823,435	$16,804	$840,239	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$274,478	$5,601	$280,079	19.9208%
		ADMINISTRATION SERVICES	$279,933	$5,713	$285,646	20.3168%
		SUBTOTAL	$1,377,846	$28,118	$1,405,964	100.00%
	3	SIDEWALK OPERATIONS	$181,921	$3,712	$185,633	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	$60,640	$1,237	$61,877	19.9208%
		ADMINISTRATION SERVICES	$61,846	$1,262	$63,108	20.3168%
		SUBTOTAL	$304,407	$6,211	$310,618	100.00%
	1,2,3	SIDEWALK OPERATIONS	$1,458,608	$29,768	$1,488,376	59.7624%
	1,2,3	DISTRICT IDENTITY & PLACEMAKING	$486,203	$9,922	$496,125	19.9208%
	1,2,3	ADMINISTRATION SERVICES	$495,865	$10,120	$505,985	20.3168%
		TOTAL YEAR 5 - 2025	**$2,440,676**	**$49,810**	**$2,490,486**	100.00%

DISTRICT WORK PLAN

Overview

The Programs and activities to be funded by the CTPBID include sidewalk operations, district identity/placemaking and administration services. The property uses within the boundaries of the CTPBID that will receive special benefits from CTPBID funded programs, services and improvements are currently mixed use, institutional, retail, restaurant, public spaces, warehouses, grocery stores, parking lots, financial institutions and a variety of other neighborhood serving uses. CTPBID funded activities are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the CTPBID.

The program special benefit cost allocations of the CTPBID assessment revenues for Year 1 (2021) are shown in the Table on page 15 of this Report. The projected program special benefit cost allocations of the CTPBID assessment revenues for the 5-year CTPBID term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on pages 16 of this Report.

WORK PLAN DETAILS

The services to be provided by the CTPBID are all designed to contribute to the cohesive commercial fabric and to ensure economic success and vitality of the CTPBID. The assessed parcels in the CTPBID will specially benefit from the CTPBID programs in the form of increasing commerce and improving economic success and vitality through meeting the CTPBID Goals: to improve sanitation, public safety beautification, landscaping, and to attract and retain businesses and services, and ultimately to increase commerce and improve the economic viability of each individual assessed parcel.

The following programs, services and improvements are proposed by the CTPBID to specially benefit each and every individually assessed parcel within the CTPBID boundaries. CTPBID services, programs and improvements will not be provided to parcels outside the CTPBID boundary.

Sidewalk Operations:

$ 1,200,000 (Special Benefit) + $ 24,489 (General Benefit) = $ 1,224,489 59.7624%

Sidewalk Operations includes programs and services that provide for the cleanliness of the sidewalks in the proposed CTPBID. Sidewalk Operations special benefit services include but are not limited to a landscaping, sanitation and a beautification work plan component encompassing services, personnel, trash disposal, sidewalk cleaning, graffiti removal, tree planting, maintenance and trimming.

- Sidewalk cleaning entails regular sidewalk sweeping based upon the parcel's location within one of the three Benefit Zones. This would include periodic pressure washing of all sidewalks throughout the CTPBID at a frequency determined by the Owners' Association.

- Landscaping services includes landscaping care, tree planting and watering and weed removal services throughout the entire CTPBID at the discretion based upon a frequency determined by

the Owners' Association.

- Graffiti removal entails quick removal of graffiti throughout the CTPBID.

The goal of the Sidewalk Operations work plan component is to ensure that the frontage for all identified assessed parcels is clean and well maintained, thereby creating an attractive setting for the special benefit of each and every assessed CTPBID parcel. These supplemental services will assist in creating a clean and orderly environment for the special benefit of each assessed parcel in the CTPBID. An unkept environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. For the array of land uses within the CTPBID (i.e. mixed use, institutional, retail, restaurant, public spaces, warehouses, grocery stores, parking lots, financial institutions and a variety of other neighborhood serving uses), this work plan component is designed to increase pedestrian traffic, Metro traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the CTPBID boundaries. Each assessed parcel will specially benefit from the Sidewalk Operations programs, based upon their location within a specific benefit zone, which will only be provided to, and for the direct special benefit of, each identified assessed parcel within the CTPBID boundaries.

2) <u>District Identity & Placemaking</u>

$ 400,000 (Special Benefit) + $ 8,163 (General Benefit) = $ 408,163 19.9208%

The District Identity and Place Making component of the Special Benefits services strive to build the identity of the "Chinatown" district from where it is today. The District Identity and Place Making services would include, but not be limited to:

- Underwriting events that bring customers and business to the CTPBID;
- Maintaining and promotion of key public spaces within the boundaries of the CTPBID;
- Funding public relations and social media to benefit the businesses and property owners in the CTPBID;
- Maintaining and updating the website to promote available retail opportunities, identify properties for lease or for sale and promote the new programs that the CTPBID will fund;
- Fund and install holiday decoration and banners; and
- Other programs to bring a positive light to the CTPBID to specially benefit the parcels in the CTPBID which shall include, but not be limited to public art, historical markers throughout the community and extraordinary events that promote the positive image of the CTPBID.

The District Identity and Placemaking component is designed to promote the image of the CTPBID. This program helps meet the goals of business and service attraction and retention and increased commerce.

The Owners' Association will continue to use its website to promote the assessed CTPBID parcels in an

effort to increase awareness of the CTPBID as a destination for consumers and tenants and increase occupancy and commerce on the assessed parcels. The website is designed to provide visitors information about the proposed CTPBID and comply with the open meetings and records provisions of the Brown Act.

Administration Services:

$ 407,951 (Special Benefit) + $ 8,325 (General Benefit) = $416,276 20.3168%

The Administration Services component includes activities such as: personnel, operations (i.e.rent, utilities, equipment, postage, printing and supplies), professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget, preparation for the regular and Annual Board meetings, preparation of taxes, City required quarterly reports, facilitation of meetings of the Owners' Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. This component also covers costs associated with the CTPBID renewal, as well as City and/or County fees associated with their oversight of the CTPBID.

This component is key to the proper expenditure of CTPBID assessment funds and the administration of CTPBID programs and activities that are intended to promote business within the CTPBID boundaries through increased commerce and the attraction and retention of new business. The CTPBID Program Management program exists only for the purposes of the CTPBID and will only be provided for matters pertaining to each individual assessed parcel within the CTPBID boundaries that will, in turn, specially benefit from this activity.

In summary, all CTPBID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the CTPBID boundaries and none will be provided outside of the CTPBID. Each assessed parcel within the CTPBID will proportionately specially benefit from sidewalk operations, district identity/placemaking and administration services. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment viability of assessed parcels within the CTPBID by deterring crime, reducing litter and debris, making capital improvements and professionally marketing goods, services and spaces available within the CTPBID, all considered necessary in a competitive properly managed contemporary business district. All CTPBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the CTPBID.

WORK PLAN BUDGET

Each identified assessed parcel within the CTPBID will be assessed for the proportionate special benefit conferred upon it. The projected CTPBID program special benefit (assessment) cost allocation budget for Year 1 (2021) is shown in the following Table:

CTPBID Year 1 (2021) Special Benefit Assessment Budget

BENEFIT ZONE	SIDEWALK OPERATIONS	DISTRICT IDENTITY & PLACEMAKING	ADMINISTRATION SERVICES	TOTAL	% 0F TOTAL
	59.7624%	19.9208%	20.3168%	100%	
1	$372,891	$124,297	$126,768	$623,956	31.0743%
2	$677,442	$225,814	$230,302	$1,133,558	56.4535%
3	$149,667	$49,889	$50,881	$250,437	12.4723%
TOTAL	$1,200,000	$400,000	$407,951	$2,007,951	100%

In order to carry out the CTPBID programs outlined in the previous section, a Year 1 assessment budget of $2,007,951 is projected. Since the CTPBID is planned for a 5-year term, projected program costs for future years (Years 2-5) are set at the inception of the CTPBID. While future inflationary and other program cost increases are unknown at this point, a built-in maximum increase of 5% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 5-year CTPBID term.

The CTPBID will strive to employ cost saving measures throughout the proposed 5-Year renewal term in order to offset program cost increases and, in turn, minimize annual assessment rate increases. Any annual budget surplus, including those created through cost saving measures, will be rolled into the following year's CTPBID budget in accordance with City policy. The budget will be set accordingly, within the constraints of the Management District Plan to adjust for surpluses that are carried forward. CTPBID funds may be used for renewal of the CTPBID. Funds remaining after Year 5 of the proposed CTPBID shall be rolled over into a new CTPBID in accordance with City policy if renewed again or, if not renewed, unexpended/unencumbered funds shall be returned to the property owners in accordance with City policy and State PBID Law (Streets and Highways Code section 36671).

Detailed annual budgets will be prepared by the Owner's Association Board and included in an Annual Plan for the City Council's review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 5-year term of the proposed CTPBID. Accordingly, the Owners' Association shall have the ability to reallocate up to 10% of any budget line item, within the budget categories, based on such cost fluctuations subject to the review and approval by the Owners' Association Board and in accordance with City policy. Such reallocation will be included in the Annual Planning Report for the approval by the Los Angeles City Council pursuant to the Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category in accordance with City policy.

A 5-year projected CTPBID budget is shown in the following Table:

YEAR 1-5 PROJECTED DISTRICT ASSESSMENT BUDGET SUMMARY (Special Benefits)
(Assumes 5% max rate increase per year)

YEAR	BENEFIT ZONE	SIDEWALK OPERATIONS	DISTRICT IDENTITY & PLACEMAKING	ADMINISTRATION SERVICES	TOTAL
	%	59.7624%	19.9208%	20.3168%	100.00%
1	1	$372,891	$124,297	$126,768	$623,956
	2	$677,442	$225,814	$230,302	$1,133,558
	3	$149,667	$49,889	$50,881	$250,437
	TOTAL	$1,200,000	$400,000	$407,951	$2,007,951
2	1	$391,536	$130,512	$133,106	$655,154
	2	$711,314	$237,105	$241,817	$1,190,236
	3	$157,150	$52,383	$53,425	$262,958
	TOTAL	$1,260,000	$420,000	$428,348	$2,108,348
3	1	$411,113	$137,038	$139,761	$687,912
	2	$746,880	$248,960	$253,908	$1,249,748
	3	$165,008	$55,002	$56,096	$276,106
	TOTAL	$1,323,001	$441,000	$449,765	$2,213,766
4	1	$431,669	$143,890	$146,749	$722,308
	2	$784,224	$261,408	$266,603	$1,312,235
	3	$173,258	$57,752	$58,901	$289,911
	TOTAL	$1,389,151	$463,050	$472,253	$2,324,454
5	1	$453,252	$151,085	$154,086	$758,423
	2	$823,435	$274,478	$279,933	$1,377,846
	3	$181,921	$60,640	$61,846	$304,407
	TOTAL	$1,458,608	$486,203	$495,865	$2,440,676

The CTPBID assessments may increase for each individual parcel each year during the 5-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners' Association Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories in accordance with City policy. The Owners' Association Board of Directors ("Property Owner's Association of the CTPBID) shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners' Association Executive Director shall communicate the annual increase to the City each year in which the CTPBID operates at a time determined in the Administration Contract held between the Owners' Association and the City of Los Angeles. No bonds are to be issued in conjunction with the proposed CTPBID.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 5th year of operation will be rolled over into the renewal budget or returned to stakeholders in accordance with City policy. CTPBID assessment funds may be used to pay for costs related to the following CTPBID renewal

term. If the CTPBID is not renewed or terminated for any reason, unexpended funds will be returned to the property owners in accordance with City policy and State Law.

Finding 3. From Section 4(a): "(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

Each identified assessed parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed CTPBID (i.e. sidewalk operations, district identity/placemaking and administration services). It is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage within three Benefit Zones.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the district as a whole. Larger buildings/parcels and/or ones with larger frontages or in Zone 1 are expected to impact the demand for services and programs to a greater extent than smaller building/land areas and/or street frontages or in Zones 2 or 3 and thus, are assigned a greater proportionate degree of assessment program and service costs. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit value for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity value) is computed by dividing the individual parcel assessment by the total special benefit value.

Finding 4. From Section 4(a): "No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed CTPBID, they are also considerably less than other options considered by the CTPBID Renewal Committee. The actual assessment rates for each parcel within the CTPBID directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective building area, land area and street frontage of each parcel within three Benefit Zones.

Finding 5. From Section 4(a): "Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment....."

The State Constitution - Article 13D (Proposition 218) states that "parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit."

There are 14 publicly owned parcels within the CTPBID boundaries. Six are owned by the City of Los Angeles, 4 by Los Angeles County, 2 by Los Angeles County Capital Asset Leasing and 2 by Los Angeles Unified School District. Each of the 14 publicly owned parcels are identified as assessable by this Assessment Engineer and for which special benefit services will be provided. Of these 14 publicly owned parcels, 12 are located in Benefit Zone 3, one in Benefit Zone 2 and one in Benefit Zone 1.

In the opinion of this Assessment Engineer, all 14 publicly owned parcels are identified as assessable in that they will, at minimum, each directly receive proportionate special benefit from CTPBID funded sidewalk operations and related administration services. All 14 publicly owned parcels/facilities will specially benefit from CTPBID funded sidewalk operations from cleaner facility entrances and street frontages. CTPBID sidewalk operations are designed to improve the cleanliness and usability of each publicly owned assessed parcel and facility within the CTPBID by reducing litter and debris, each considered detractions to visitation and use of publicly owned parcels and facilities if not contained and properly managed. All 14 publicly owned parcels, regardless of the Benefit Zone in which they are located, will be assessed for their respective amount of street frontage, a linear measurement that proportionately relates to the level of special benefit conferred on each publicly owned parcel from linear sidewalk operations and related administration services.

In the opinion of this Assessment Engineer, the 12 publicly owned parcels located in Benefit Zone 3 will not specially benefit from district identity/placemaking and related administration services and thus, are not assessed for building area nor land area - assessment parameters that proportionately relate to the level of special benefit conferred on parcels from district identity/placemeking and related administration services.

The one publicly owned parcel located in Benefit Zone 2 (LAUSD – 936 Yale Street, APN 5414-004-900) contains a small modular school facility. In the opinion of this Assessment Engineer, neither this parcel nor the building located on it will specially benefit from district identity/placemaking and related administration services and thus, will not be assessed for the building area on this parcel.

Finally, the one publicly owned parcel located in Benefit Zone 1 (LA City – 900 North Broadway, APN 5414-013-901) contains a large multi-story mixed-use development (Blossom Plaza) with 40,000 square feet of ground floor commercial space, 237 upper floor residential apartment units and a large open public plaza. In the opinion of this Assessment Engineer, this parcel and the multi-story mixed-use building located on it will specially benefit from district identity/placemaking and related administration services and thus, will be fully assessed for the building area on this parcel as well as the land area and street frontage at the Benefit Zone 1 assessment rates. This publicly owned parcel will benefit from district identity/placemaking in that the commercial and rental apartment uses on this parcel will be listed in directories and CTPBID maps. In addition, the CTPBID will announce events and activities held at this

complex/public plaza and apprise employees and residents of important CTPBID news, issues and alerts. District identity/placemaking programs and improvements will specially benefit this publicly owned parcel by fostering better informed employees, visitors, vendors, residents and users of this publicly owned parcel.

In the opinion of this Assessment Engineer, there is no clear and convincing evidence that these 14 publicly owned parcels will not proportionately specially benefit from CTPBID services, programs and improvements as delineated above; therefore, each publicly owned parcel will be assessed at the full Benefit Zone rates with assessments to be based on the building area, land areas and street frontage of each parcel as applicable in each Benefit Zone.

The Table below lists all publicly owned parcels within the proposed CTPBID and their Year 1 (2021) assessment amounts:

Publicly Owned Parcels

APN	Zone	PUBLIC AGENCY OWNER	SITE ADDRESS	YEAR 1 ASSESSMENT	% OF TOTAL
5407-020-903	3	L A CITY	841 YALE ST	$4,240.80	0.21%
5407-021-902	3	L A CITY	801 YALE ST	$14,418.72	0.72%
5407-025-904	3	L A CITY	NA	$3,640.02	0.18%
5408-017-904	3	L A CITY	657 N HILL ST	$5,566.05	0.28%
5409-008-909	3	L A CITY	901 S MAIN ST	$13,906.29	0.69%
5414-013-901	1	L A CITY	900 N BROADWAY	$96,150.80	4.79%
		L A CITY	**TOTAL**	**$137,922.68**	**6.87%**
APN		**PUBLIC AGENCY OWNER**	**SITE ADDRESS**	**YEAR 1 ASSESSEMENT**	**% OF TOTAL**
5408-025-900	3	L A COUNTY	725 N SPRING ST	$2,473.80	0.12%
5408-026-903	3	L A COUNTY	739 N SPRING ST	$8,004.51	0.40%
5408-027-902	3	L A COUNTY	747 N SPRING ST	$4,258.47	0.21%
5408-028-908	3	L A COUNTY	NA	$1,767.00	0.09%
		L A COUNTY	**TOTAL**	**$16,503.78**	**0.82%**
5408-028-909	3	L A CO CAP ASSET LSG RP	1055 N Alameda St	$16,044.36	0.80%
5408-028-910	3	L A CO CAP ASSET LSG RP	1055 N Alameda St	$4,664.88	0.23%
		L A CO CAP ASSET LSG RP	**TOTAL**	**$20,709.24**	**1.03%**
APN		**PUBLIC AGENCY OWNER**	**SITE ADDRESS**	**YEAR 1 ASSESSEMENT**	**% OF TOTAL**
5408-033-904	3	L A UNIFIED SCHOOL DIST	840 YALE ST	$17,917.38	0.89%
5414-004-900	2	L A UNIFIED SCHOOL DIST	NA	$2,644.20	0.13%
		L AUSD	**TOTAL**	**$20,561.58**	**1.02%**
			GRAND TOTAL	**$195,697.28**	**9.74%**

Finding 6. From Section 4(b): "All assessments must be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California".

This report serves as the "detailed engineer's report" to support the benefit property assessments proposed to be levied within the proposed CTPBID.

Finding 7. From Section 4(c): "The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated."

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed CTPBID and resultant assessment levies will continue for 5-years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage.

Assessment Formula Methodology

Step 1. Select "Basic Benefit Unit(s)"

Background - Assessment Formula Development

The method used to determine special benefits derived by each identified assessed property within a BID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the CTPBID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by a BID in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different "weights" or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, BID administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIIID Section 4(b) of the California Constitution, and now required of all property-based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on BID properties; only direct or "special" benefits and costs may be considered. Indirect or general benefits, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a "net" cost figure. In addition, Article XIIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing

evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See page 18-19 of this Report for discussion regarding publicly owned parcels within the CTPBID).

From the estimated net program costs, the value of a basic benefit unit or "basic net unit cost" can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as "spreading the assessment" or the "assessment spread" in that all costs are allocated proportionally or "spread" amongst all benefitting properties within a BID.

The method and basis of spreading program costs varies from one BID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. BIDs may require secondary s to be identified to allow for a tiered assessment formula for variable or "stepped-down" benefits derived.

CTPBID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed CTPBID (i.e. sidewalk operations, district identity/placemaking and administration services) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage within three Benefit Zones.

The "Basic Benefit Units" will be expressed as a combined function of building square footage (Benefit Unit "A"), land square footage (Benefit Unit "B") and street frontage (Benefit Unit "C"). Based on the shape of the proposed CTPBID, as well as the nature of the CTPBID program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage within three Benefit Zones.

For the array of land uses within the CTPBID, the interactive application of building area, land area and street frontage quantities is a common method of spreading special benefits to these beneficiaries of CTPBID funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from CTPBID funded activities.

In the opinion of this Assessment Engineer, the targeted weight of Zone 1 revenue to match the projected costs of Zone 1 services, should generate approximately 30% of the total CTPBID revenue (31.07427% when adjusted for precise parcel measurements and program costs and service levels).

In the opinion of this Assessment Engineer, the targeted weight of Zone 2 revenue to match the projected costs of Zone 2 services, should generate approximately 55% of the total CTPBID revenue (56.45347% when adjusted for precise parcel measurements and program costs and service levels).

In the opinion of this Assessment Engineer, the targeted weight of Zone 3 revenue to match the projected costs of Zone 3 services, should generate approximately 15% of the total CTPBID revenue (12.47226%

when adjusted for precise parcel measurements and program costs and service levels).

Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on CTPBID funded activities such as sidewalk operations and district identity/placemaking. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 30% of the total CTPBID revenue (31.49746% when adjusted for precise parcel measurements and program costs and service levels).

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on CTPBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 25% of the total CTPBID revenue (23.02023% when adjusted for precise parcel measurements and program costs and service levels).

Street frontage is a direct measure of the static utilization of each parcel and its corresponding impact or draw on CTPBID funded activities, many of which are linear in nature. In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 45% of the total CTPBID revenue (45.48232% when adjusted for precise parcel measurements and program costs and service levels.

Step 2. Quantify Total Basic Benefit Units

Taking into account all identified specially benefiting parcels within the CTPBID and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor are shown in the following Tables:

Year 1 – 2021 - Assessable Benefit Units

BENEFIT ZONE	BLDG AREA (SF)	LAND AREA (SF)	STREET FRONTAGE (LF)	# OF ASSESSABLE PARCELS
1	875,698	810,688	10,788	74
2	1,760,264	1,875,608	25,252	271
3	0	0	14,173	65
TOTAL	2,635,962	2,686,296	50,213	410

Year 1 – 2021 - Projected Assessment Revenue

BENEFIT ZONE	BLDG AREA REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE REVENUE	TOTALS
1	$245,195.44	$162,137.60	$216,623.04	$623,956.08
2	$387,258.08	$300,097.28	$446,202.84	$1,133,558.20
3	$0.00	$0.00	$250,436.91	$250,436.91
TOTAL	$632,453.52	$462,234.88	$913,262.79	$2,007,951.19
1	12.21123%	8.07478%	10.78826%	31.07427%
2	19.28623%	14.94545%	22.22180%	56.45347%
3	0.00000%	0.00000%	12.47226%	12.47226%
TOTAL	31.49746%	23.02023%	45.48232%	100.00000%

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed CTPBID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the CTPBID for their review. If a property owner believes there is an error on a parcel's assessed footages, the CTPBID may confirm the data with the LA County Assessor's office. If CTPBID data matches Assessor's data, the property owner may opt to work with the Assessor's office to correct the data so that the CTPBID assessment may be corrected.

Step 4. Determine Assessment Formula

In the opinion of this Assessment Engineer the assessment formula for the proposed CTPBID is as follows:

Assessment = Building Area (Unit A) Sq Ft x Unit A Rate, plus
Land Area (Unit B) Sq Ft x Unit B Rate, plus
Street Frontage (Unit C) Lin Ft x Unit C Rate

YEAR 1 –2021 Assessment Rates

BENEFIT ZONE	BLDG AREA ASSMT RATE ($/SQ FT)	LAND AREA ASSMT RATE ($/SQ FT)	STREET FRONTAGE ASSMT RATE ($/LF)
1	$0.2800	$0.2000	$20.0800
2	$0.2200	$0.1600	$17.6700
3	$0.0000	$0.0000	$17.6700

Changes to Building or Parcel Size
Any changes in building size, parcel size and street frontage(s) as a result of new construction, demolition, land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment re-calculated upon final City approval of such building and/or parcel adjustments.

Other Future Development
Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new Proposition 218 ballot procedure in order to approve any such changes.

The complete Year 1 – 2021 assessment roll of all parcels to be assessed by the CTPBID is included in

this Report as Appendix I.

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 22 of this Report, the assessment rates and weighted multipliers for each factor are calculated as follows:

ZONE 1

Building Area Rate (Unit A-1)

($2,007,961.19 x 12.21123%)/875,698 units = $0.28/sq ft building area

Land Area Rate (Unit B-1)

($2,007,961.19 x 8.07478%)/810,688 units = $0.20/sq ft land area

Street Frontage Rate (Unit C-1)

($2,007,961.19 x 10.78826%)/10,788 units = $20.08/lin ft street frontage

ZONE 2

Building Area Rate (Unit A-2)

($2,007,961.19 x 19.28623%)/1,760,264 units = $0.22/sq ft building area

Land Area Rate (Unit B-2)

($2,007,961.19 x 14.94545%)/1,875,608 units = $0.16/sq ft land area

Street Frontage Rate (Unit C-2)

($2,007,961.19 x 22.22180%)/25,252 units = $17.67/lin ft street frontage

ZONE 3

Building Area Rate (Unit A-3)

($2,007,961.19 x 0.00%)/0 units = $0.00/sq ft building area

Land Area Rate (Unit B-3)

($2,007,961.19 x 0.00%)/0 units = $0.00/sq ft land area

Street Frontage Rate (Unit C-3)

($2,007,961.19 x 12.47226%)/14,173 units = $17.67/lin ft street frontage

Step 5. Estimate Total CTPBID Costs

The total projected 5-year special benefit values for 2021-2030 of the CTPBID are shown in the Table on page 16 of this Report assuming a maximum increase per year, commensurate to special benefits received by each assessed parcel.

Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIIID Section 4(b) of the California Constitution – Proposition 218)

Total Year 1 benefits are estimated at $2,048,930. General benefits are factored at 2% of the total benefit value (see Finding 2 beginning on page 6 of this Report) with special benefits set at 98%. Article XIIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2% general benefit value is computed to be $40,979 with a resultant 98% special benefit limit computed at $2,007,951. *Based on current property data and land uses, this is the maximum amount of Year 1 (2021) revenue that can be derived from property assessments from the CTPBID.*

All program costs associated with general benefits will be derived from sources other than CTPBID assessments.

Step 7. Calculate "Basic Unit Cost"

With a YR 1 - 2021 assessment revenue portion of the budget set at $2,007,951 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the CTPBID is proposed for a 5 -year term, maximum assessments for future years (2022-2025) must be set at the inception of the proposed CTPBID. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the CTPBID Property Owner's Association. The maximum assessment rates for the 5-year proposed CTPBID term of 2021-2025 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed CTPBID term (2021-2025).

In addition, any annual budget surplus or deficit will be incorporated into the subsequent year's CTPBID budget. Within the constraints of the annual adjustment, annual assessments will be set to account for surpluses or deficits carried forward in accordance with City policy.

CTPBID – 5-Year Maximum Assessment Rates
(Includes a 5%/Yr. Max Increase)

BENEFIT ZONE	BLDG AREA ASSMT RATE ($/SQ FT)	LAND AREA ASSMT RATE ($/SQ FT)	STREET FRONTAGE ASSMT RATE ($/LF)
YEAR 1			

1	$0.2800	$0.2000	$20.0800
2	$0.2200	$0.1600	$17.6700
3	$0.0000	$0.0000	$17.6700
YEAR 2			
1	$0.2940	$0.2100	$21.0840
2	$0.2310	$0.1680	$18.5535
3	$0.0000	$0.0000	$18.5535
YEAR 3			
1	$0.3087	$0.2205	$22.1382
2	$0.2426	$0.1764	$19.4812
3	$0.0000	$0.0000	$19.4812
YEAR 4			
1	$0.3241	$0.2315	$23.2451
2	$0.2547	$0.1852	$20.4553
3	$0.0000	$0.0000	$20.4553
YEAR 5			
1	$0.3403	$0.2431	$24.4074
2	$0.2674	$0.1945	$21.4781
3	$0.0000	$0.0000	$21.4781

SAMPLE ASSESSMENT CALCULATIONS:

Zone 1

A 5,000 sq. ft. land area with 50 linear feet of street frontage and 2,500 square foot building

Building Area (Sq Ft):	2,500 x $0.28/Sq Ft	= $ 700.00, plus
Land Area (Sq Ft):	5,000 x $0.20 /Sq Ft	= $1,000.00, plus
Street Frontage (LF):	50 Ft x $ 20.08/LF	= $1,004.00
TOTAL YEAR 1 ASSESSMENT		**= $ 2,704.00**

Zone 2

A 5,000 sq. ft. land area with 50 linear feet of street frontage and 2,500 square foot building

Building Area (Sq Ft):	2,500 x $0.22/Sq Ft	= $ 550.00, plus
Land Area (Sq Ft):	5,000 x $0.16/Sq Ft	= $ 800.00, plus
Street Frontage (LF):	50 Ft x $ 17.67/LF	= $ 883.50
TOTAL YEAR 1 ASSESSMENT		**= $ 2,233.50**

Zone 3:

A 5,000 sq. ft. land area with 50 linear feet of street frontage and 2,500 square foot building

Building Area (Sq Ft):	2,500 x $0.00/Sq Ft	= $ 0.00, plus
Land Area (Sq Ft):	5,000 x $0.00/Sq Ft	= $ 0.00, plus
Street Frontage (LF):	50 Ft x $ 17.67/LF	= $ 883.50
TOTAL YEAR 1 ASSESSMENT		**= $ 883.50**

The complete Year 1 – 2021 assessment roll of all parcels to be assessed by the CTPBID is included in this Report as Appendix I.

Step 8. Spread the Assessments

The resultant assessment spread calculation results for each parcel within the CTPBID are shown in this Report and the Management District Plan and were determined by applying the CTPBID assessment formula to each identified benefiting property.

Miscellaneous CTPBID Provisions

Time and Manner of Collecting Assessments:

Assessments for the Property Tax Year beginning July 1, 2020 and ending June 30, 2025, shall be collected at the same time and in the same manner as ad valorum taxes paid to the County of Los Angeles (Operation Years 2021-2025). The CTPBID assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement the Management District Plan.

Bonds:

No bonds are to be issued in conjunction with this proposed CTPBID.

Duration

As allowed by State PBID Law, the CTPBID will have a five (5) year operational term from January 1, 2021 to December 31, 2025. The proposed CTPBID operation is expected to begin services on January 1, 2021. If the CTPBID is not renewed again at the end of the proposed 5-year renewal term, services will end on December 31, 2025.

APPENDIX 1

CHINATOWN PBID
YR 1 – 2021
ASSESSMENT ROLL

APN	Year 1 (2021) Assessment
5406-028-013	$883.50
5406-028-087	$8,658.30
5406-028-088	$706.80
5407-008-001	$1,537.29
5407-008-002	$901.17
5407-008-005	$706.80
5407-008-006	$706.80
5407-008-007	$706.80
5407-008-008	$830.49
5407-008-009	$830.49
5407-009-001	$3,304.29
5407-020-001	$2,738.85
5407-020-015	$636.12
5407-020-017	$4,011.09
5407-020-019	$2,120.40
5407-020-903	$4,240.80
5407-021-902	$14,418.72
5407-023-001	$1,060.20
5407-023-003	$1,060.20
5407-023-005	$1,183.89
5407-023-006	$2,827.20
5407-023-007	$706.80
5407-023-008	$583.11
5407-023-011	$706.80
5407-023-012	$706.80
5407-023-015	$971.85
5407-023-023	$229.71
5407-023-024	$229.71
5407-023-025	$229.71
5407-023-026	$229.71
5407-023-027	$229.71
5407-024-015	$706.80
5407-024-016	$1,413.60
5407-024-018	$1,060.20
5407-024-019	$2,120.40
5407-025-008	$4,240.80
5407-025-904	$3,640.02
5408-013-004	$3,048.64
5408-013-007	$2,968.18
5408-013-010	$1,907.97
5408-013-011	$1,616.25
5408-013-012	$4,207.48
5408-013-013	$1,064.42
5408-013-016	$6,028.21
5408-013-017	$7,295.33
5408-013-023	$3,042.06
5408-013-024	$320.48
5408-013-025	$2,295.60
5408-013-026	$11,884.65
5408-013-029	$702.27
5408-013-030	$1,210.45
5408-013-031	$2,417.57
5408-013-032	$4,115.20
5408-013-033	$27,134.97
5408-014-001	$4,256.78
5408-014-003	$2,116.82
5408-014-008	$3,694.52
5408-014-009	$3,852.79
5408-014-010	$2,450.99
5408-014-011	$4,933.56
5408-014-012	$5,354.07
5408-014-014	$4,571.34
5408-014-015	$6,763.22
5408-014-017	$5,339.56
5408-014-018	$12,256.38
5408-014-019	$8,051.46
5408-015-003	$11,017.60
5408-016-004	$10,666.32
5408-016-013	$3,711.85
5408-016-017	$3,652.68
5408-016-018	$3,016.78
5408-017-904	$5,566.05
5408-018-003	$1,766.16
5408-018-016	$2,786.83
5408-018-017	$3,525.60
5408-018-021	$21,567.54
5408-018-023	$9,254.38
5408-018-028	$28,325.38
5408-019-006	$2,078.93
5408-019-007	$4,992.45
5408-019-008	$2,494.97
5408-019-009	$4,503.50
5408-019-010	$3,593.76
5408-019-013	$5,486.98
5408-019-014	$7,050.72
5408-019-016	$1,004.29
5408-019-017	$397.75
5408-019-018	$286.21
5408-019-019	$356.61
5408-019-020	$374.21
5408-019-021	$255.85
5408-019-022	$372.23
5408-019-023	$457.15
5408-019-024	$1,021.01
5408-019-026	$462.21
5408-019-027	$317.67
5408-019-028	$343.41
5408-019-029	$262.01
5408-019-030	$285.55
5408-019-032	$266.41

5408-019-034	$332.41
5408-019-035	$385.21
5408-019-037	$611.81
5408-019-038	$422.61
5408-019-040	$609.61
5408-019-041	$497.41
5408-019-042	$431.41
5408-019-043	$378.61
5408-019-044	$292.81
5408-019-045	$402.81
5408-019-046	$303.81
5408-019-047	$303.81
5408-019-048	$337.47
5408-019-049	$398.41
5408-019-050	$332.63
5408-019-051	$453.41
5408-019-052	$431.41
5408-019-053	$323.61
5408-019-055	$587.61
5408-019-056	$1,183.81
5408-019-057	$281.81
5408-019-058	$594.21
5408-019-060	$214.71
5408-019-061	$2,096.81
5408-020-003	$19,446.60
5408-020-004	$3,980.86
5408-020-005	$5,253.23
5408-020-006	$2,985.35
5408-020-008	$1,925.84
5408-020-009	$21,214.04
5408-021-001	$5,712.88
5408-021-002	$4,069.96
5408-021-014	$12,487.40
5408-021-015	$29,545.48
5408-021-016	$24,892.32
5408-022-001	$7,449.08
5408-022-002	$1,647.96
5408-022-003	$14,355.00
5408-022-004	$5,262.64
5408-023-001	$2,856.88
5408-023-002	$1,714.31
5408-023-003	$1,494.08
5408-023-004	$2,658.06
5408-023-005	$2,891.78
5408-023-006	$2,311.56
5408-024-003	$4,223.40
5408-024-005	$1,561.92
5408-024-006	$985.96
5408-024-007	$14,983.92
5408-024-009	$1,839.07
5408-024-011	$4,219.52
5408-024-013	$6,081.20
5408-025-001	$5,767.31
5408-025-003	$2,332.99
5408-025-007	$7,962.81
5408-025-012	$25.12
5408-025-013	$13.28
5408-025-900	$2,473.80
5408-026-903	$8,004.51
5408-027-005	$7,473.60
5408-027-006	$2,216.33
5408-027-008	$7,885.93
5408-027-902	$4,258.47
5408-028-004	$6,517.96
5408-028-012	$11,506.79
5408-028-013	$3,728.11
5408-028-908	$1,767.00
5408-028-909	$16,044.36
5408-028-910	$4,664.88
5408-029-001	$6,011.76
5408-029-004	$10,958.46
5408-029-005	$44,203.21
5408-030-002	$5,914.96
5408-030-008	$13,599.60
5408-030-009	$7,115.54
5408-030-010	$2,777.90
5408-030-011	$673.88
5408-030-012	$673.88
5408-030-015	$8,431.20
5408-030-017	$952.92
5408-030-018	$943.68
5408-030-019	$1,001.92
5408-030-020	$1,044.76
5408-030-021	$1,033.28
5408-030-022	$1,038.88
5408-030-023	$974.20
5408-030-024	$947.04
5408-030-025	$935.84
5408-030-026	$994.08
5408-030-027	$995.48
5408-030-028	$1,044.76
5408-030-029	$962.16
5408-030-030	$963.84
5408-030-031	$5,973.40
5408-030-034	$22,508.87
5408-031-001	$12,224.01

5408-031-007	$725.14
5408-031-008	$243.80
5408-031-009	$667.40
5408-031-013	$16,625.08
5408-031-015	$21,843.80
5408-032-001	$1,992.34
5408-032-006	$9,995.20
5408-032-007	$3,637.44
5408-032-008	$5,959.08
5408-032-009	$3,396.32
5408-032-010	$2,961.60
5408-032-011	$3,778.00
5408-032-012	$11,673.28
5408-032-013	$3,750.92
5408-032-014	$9,255.32
5408-032-019	$2,116.98
5408-032-024	$4,520.46
5408-032-025	$8,251.43
5408-032-026	$12,151.17
5408-032-027	$20,860.02
5408-033-003	$3,088.52
5408-033-005	$3,028.90
5408-033-006	$1,790.65
5408-033-007	$3,098.30
5408-033-008	$7,100.60
5408-033-009	$6,833.92
5408-033-014	$7,316.32
5408-033-015	$2,948.79
5408-033-016	$836.18
5408-033-017	$2,518.28
5408-033-904	$17,917.38
5409-004-002	$3,480.99
5409-004-006	$441.75
5409-004-007	$4,399.83
5409-004-010	$9,135.39
5409-006-017	$2,827.20
5409-006-030	$4,240.80
5409-006-051	$4,894.59
5409-006-061	$20,797.59
5409-007-003	$14,825.13
5409-008-015	$3,816.72
5409-008-016	$5,141.97
5409-008-025	$6,502.56
5409-008-909	$13,906.29
5409-015-022	$9,047.04
5409-015-024	$4,594.20
5409-015-025	$1,767.00
5409-015-026	$2,650.50
5409-015-027	$3,781.38
5414-001-004	$706.80
5414-001-005	$706.80
5414-001-009	$27,453.68
5414-002-009	$6,136.33
5414-002-010	$22,417.76
5414-003-011	$10,988.57
5414-003-012	$3,651.05
5414-003-014	$10,633.12
5414-003-015	$33,814.66
5414-004-006	$6,771.84
5414-004-008	$53,164.82
5414-004-900	$2,644.20
5414-005-001	$1,240.06
5414-005-002	$1,348.50
5414-005-003	$1,329.30
5414-005-004	$1,329.30
5414-005-005	$1,348.50
5414-005-006	$2,312.04
5414-005-007	$1,373.14
5414-005-008	$1,329.14
5414-005-009	$1,329.30
5414-005-010	$1,348.50
5414-005-011	$1,288.02
5414-005-013	$1,348.50
5414-005-014	$1,329.30
5414-005-015	$1,529.23
5414-005-016	$1,351.58
5414-005-017	$1,288.02
5414-005-018	$27.84
5414-005-019	$786.98
5414-005-021	$954.17
5414-005-022	$847.34
5414-005-023	$1,807.71
5414-005-024	$373.74
5414-005-025	$539.19
5414-005-026	$1,909.55
5414-005-029	$870.20
5414-005-030	$887.80
5414-005-031	$958.20
5414-005-032	$830.84
5414-005-033	$2,702.57
5414-005-035	$1,323.84
5414-005-036	$1,348.50
5414-005-039	$585.78
5414-005-040	$1,253.14
5414-005-041	$34.72
5414-005-042	$1,288.50

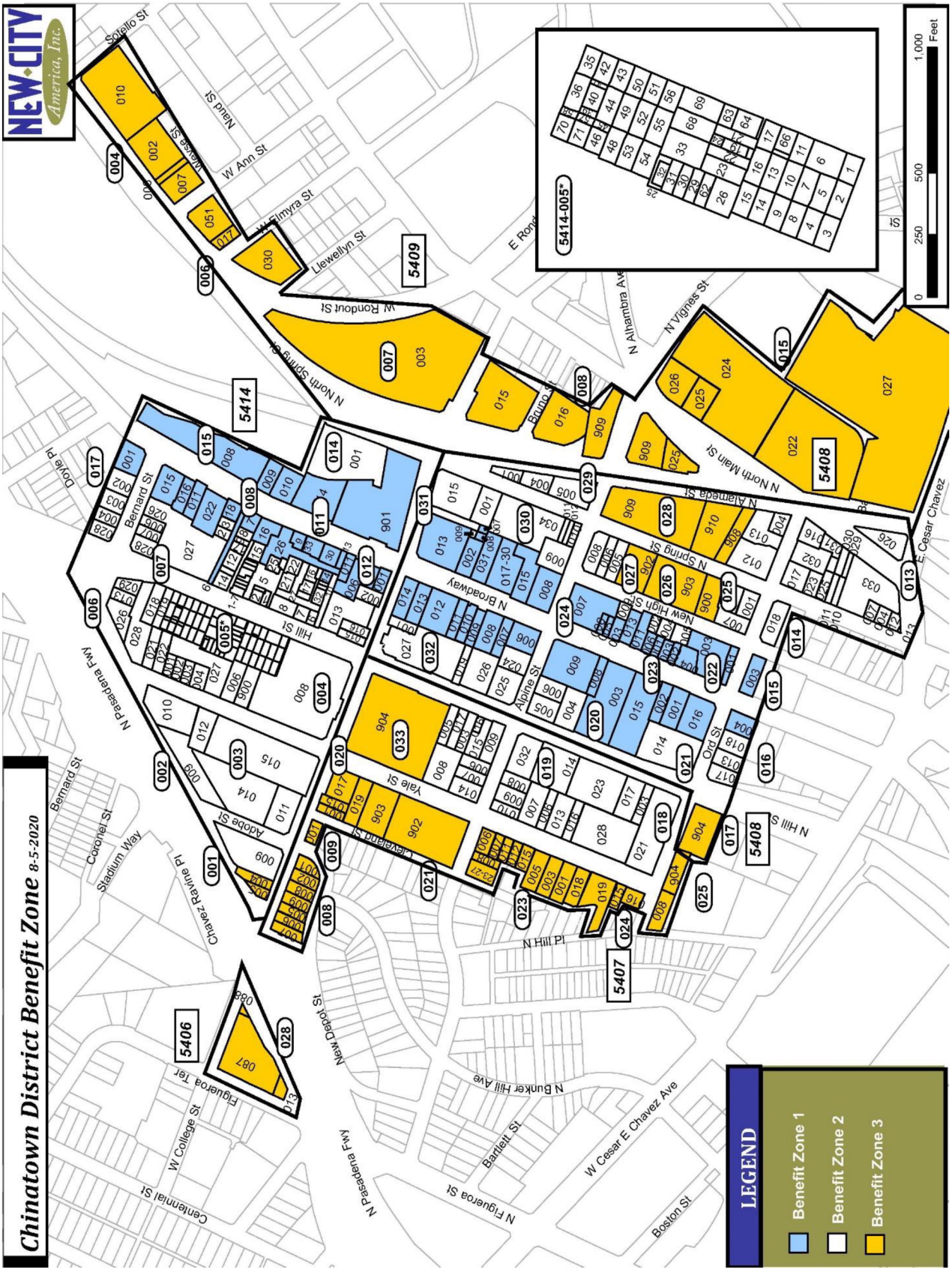
5414-005-043	$1,288.50
5414-005-044	$1,348.50
5414-005-045	$585.78
5414-005-046	$1,250.10
5414-005-047	$20.80
5414-005-048	$1,340.94
5414-005-049	$1,348.50
5414-005-050	$1,288.50
5414-005-051	$1,288.50
5414-005-052	$1,348.50
5414-005-053	$1,331.70
5414-005-054	$1,522.11
5414-005-055	$1,348.50
5414-005-056	$1,288.50
5414-005-057	$585.78
5414-005-058	$585.78
5414-005-060	$20.80
5414-005-061	$20.80
5414-005-062	$866.68
5414-005-063	$1,217.23
5414-005-064	$2,401.83
5414-005-065	$116.19
5414-005-066	$1,246.26
5414-005-067	$34.72
5414-005-068	$1,869.27
5414-005-069	$3,103.53
5414-005-070	$1,249.62
5414-005-071	$1,249.62
5414-006-001	$1,749.84
5414-006-002	$1,999.94
5414-006-003	$2,312.22
5414-006-004	$3,451.20
5414-006-013	$2,559.15
5414-006-018	$2,214.54
5414-006-019	$1,545.33
5414-006-021	$4,118.18
5414-006-022	$3,503.82
5414-006-026	$8,574.54
5414-006-027	$8,780.08
5414-006-028	$8,919.80
5414-006-029	$5,769.02
5414-007-006	$2,313.56
5414-007-007	$1,435.49
5414-007-011	$4,298.32
5414-007-015	$10,444.28
5414-007-016	$4,297.64
5414-007-022	$23,406.32
5414-007-026	$34,466.74

5414-007-027	$0.00
5414-007-028	$6,517.41
5414-008-002	$1,624.68
5414-008-003	$2,233.68
5414-008-006	$15,776.44
5414-008-007	$5,831.96
5414-008-008	$2,175.60
5414-008-009	$810.68
5414-008-012	$3,398.44
5414-008-013	$1,430.53
5414-008-014	$4,083.82
5414-008-015	$3,270.02
5414-008-016	$9,359.00
5414-008-017	$1,584.26
5414-008-018	$5,373.28
5414-009-001	$2,196.92
5414-009-002	$703.58
5414-009-003	$564.39
5414-009-004	$811.36
5414-009-005	$1,602.99
5414-009-006	$882.32
5414-009-007	$709.28
5414-009-008	$857.60
5414-010-001	$2,632.58
5414-010-002	$2,568.12
5414-010-003	$1,726.73
5414-010-004	$112.90
5414-010-005	$17,349.35
5414-011-004	$758.06
5414-011-005	$758.38
5414-011-006	$2,631.18
5414-011-007	$3,393.90
5414-011-008	$5,937.54
5414-011-009	$5,418.20
5414-011-013	$4,440.96
5414-011-014	$2,624.40
5414-011-015	$1,085.11
5414-011-016	$3,914.10
5414-011-017	$3,269.83
5414-011-021	$5,794.54
5414-011-022	$5,104.03
5414-011-023	$1,587.34
5414-011-024	$6.88
5414-011-025	$4,936.38
5414-011-026	$23,705.52
5414-011-027	$18,209.76
5414-011-030	$7,013.72
5414-011-031	$2,403.26

5414-011-032	$5,510.35
5414-011-033	$2,686.40
5414-012-001	$5,962.76
5414-012-002	$1,930.32
5414-012-006	$10,323.80
5414-012-010	$9,755.92
5414-012-011	$5,691.28
5414-012-013	$10,437.72
5414-012-015	$3,427.06
5414-012-016	$2,017.05
5414-013-014	$14,083.28
5414-013-901	$96,150.80
5414-014-001	$26,952.79
5414-015-008	$35,704.36
5414-015-009	$6,174.36
5414-015-010	$5,154.68
5414-017-001	$7,039.12
5414-017-002	$3,555.08
5414-017-003	$4,142.71
5414-017-004	$2,322.21
5414-017-024	$11,216.16
5414-017-031	$6,928.72

APPENDIX 2

CHINATOWN PBID
BOUNDARY MAP


NEW CITY
America, Inc.
Chinatown District Benefit Zone 8-5-2020
LEGEND
Benefit Zone 1
Benefit Zone 2
Benefit Zone 3
0
250
500
1,000
Feet
5414-005*
5406
5407
5408
5409
5414
Solello St
Naud St
W Ann St
W Elmyra St
Llewellyn St
W Rondout St
N North Spring St
N Alhambra Ave
N Vignes St
N Main St
E Cesar Chavez
N Alameda St
N Spring St
N Broadway
New High St
Alpine St
Ord St
N Hill St
N Hill Pl
Yale St
Cleveland St
Hill St
Bernard St
Doyle Dr
N Pasadena Fwy
Adobe St
Chavez Ravine Pl
Stadium Way
Coronel St
New Depot St
N Bunker Hill Ave
W Cesar E Chavez Ave
Bartlett St
N Figueroa St
Boston St
Figueroa Ter
W College St
Centennial St